

LAKEWOOD PLANNING BOARD

AGENDA

Tuesday, November 18, 2014

6:00 P.M.

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

2. ROLL CALL

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

- 1. SD 1964** (Variance Requested)
Applicant: Arlington Heights, LLC
Location: John Street & Lincoln Street
Block 769 Lots 18, 19, 19.01, 19.02, 19.06, & 19.07
Minor Subdivision to create 9 lots
- 2. SD 1965** (Variance Requested)
Applicant: Arlington Heights, LLC
Location: Arlington Avenue
Block 769 Lots 16.03, 18.01, & 19.03
Minor Subdivision to realign lot lines
- 3. SD 1970** (Variance Requested)
Applicant: Yisroel Oelbaum
Location: Linden & Bergen Avenues
Block 189.02 Lot 155
Minor Subdivision to create 2 lots
- 4. SD 1971** (Variance Requested)
Applicant: Naftoli Eisen
Location: Ashley Avenue
Block 774.04 Lot 14.04
Minor Subdivision to create 2 lots

5. **SP 2085** (Variance Requested)
 Applicant: 236 4 Street Limited Liability
 Location: Fourth Street
 Block 119 Lot 12.01
 Preliminary & Final Major Site Plan to construct a 3 story mixed-use building
 (retail and offices)
6. **SP 2073** (Variance Requested)
 Applicant: Mordechai Fligman
 Location: Lanes Mill Road
 Block 189.15 Lot 47
 Preliminary and Final Major Site Plan for an office building
7. **SD 1988** (No Variance Requested)
 Applicant: White Street Developers, LLC
 Location: White Street & Olive Court
 Block 251 Lots 1.22 & 1.23
 Minor Subdivision to create three lots
8. **SD 1967** (No Variance Requested)
 Applicant: Accurate Builders
 Location: Amsterdam Ave, Blanche Street, and Nussbaum Ave
 Block 445 Lot 13
 Preliminary and Final Major Subdivision to create 8 lots (4 duplex buildings)
9. **SD 1978** (No Variance Requested)
 Applicant: Accurate Builders
 Location: Prospect Street
 Block 473 Lots 2, 3, 8, & 10
 Preliminary and Final Major Subdivision to create 20 lots
10. **SD 1979** (No Variance Requested)
 Applicant: 126 Forest Developers LLC
 Location: Prospect Street
 Block 462 Lots 1, 4, 5, & 6
 Preliminary and Final Major Subdivision to create 22 lots
11. **SP 2094AA** (No Variance Requested)
 Applicant: Sammy A. Hutman
 Location: East County Line Road
 Block 142 Lot 5
 Change of Use/Site Plan Exemption to convert an existing residence into an
 office
12. **SD 1926** (No Variance Requested)
 Applicant: S&M Investors, LLC
 Location: New Hampshire Ave & Cedarbridge Ave
 Block 1603 Lot 1.04
 Amended Resolution for Preliminary and Final Major Subdivision

5. PLAN REVIEW ITEMS*

1. **SD 1997** (Variance Requested)
 Applicant: MNYK Developers at Prospect, LLC
 Location: Lewin & Rachel Avenues
 Block 472 Lots 1, 4, & 7
 Preliminary and Final Major Subdivision to create 20 fee simple duplex units

2. **SD 1998** (Variance Requested)
 Applicant: MNYK Developers at Prospect, LLC
 Location: Nussbaum & Amsterdam Avenues
 Block 461 Lots 1, 4, & 5
 Preliminary and Final Major Subdivision to create 20 fee simple duplex units
 Applicant has requested to carry this project to the 12/2 meeting. This
 application will not be heard.

3. **SD 2001** (Variance Requested)
 Applicant: Joseph & Renee Klein
 Location: East Eighth Street
 Block 166 Lot 2.44
 Minor Subdivision to create two fee-simple duplex lots. Applicant is requesting
 plan review and public hearing in one meeting.

6. PUBLIC HEARING

1. **SD 1956** (Variance Requested)
 Applicant: Benjamin Loeb
 Location: Ridge Avenue
 Block 223 Lots 89 & 90
 Preliminary & Final Major Subdivision to create 7 lots

2. **SP 2092AA** (No Variance Requested)
 Applicant: Beth Medrash Govoha
 Location: 7th Street & 8th Street
 Block 46 Lots 5, 23, & 24
 Change of Use/Site Plan Exemption to convert 3 homes into dormitories and add
 a parking lot

3. **SP 2080** (No Variance Requested)
 Applicant: Erez Holdings, LLC
 Location: Boulevard of Americas & New Hampshire Avenue
 Block 961.01 Lots 2.03 & 2.06
 Preliminary and Final Major Site Plan for a two story office building

4. **SD 1977** (Variance Requested)
 Applicant: Shimshon Bandman
 Location: Linden Avenue
 Block 189.01 Lot 53
 Minor Subdivision to create 3 lots

5. **SD 1980** (Variance Requested)
Applicant: Apple 25, LLC
Location: Hope Chapel Road & Hope Hill Lane
 Block 11 Lot 4
 Minor Subdivision to create 2 lots

6. **SD 1981** (Variance Requested)
Applicant: Times Square Homes, LLC
Location: 1957 & 1963 Central Avenue
 Block 11 Lots 116.01 & 118.01
 Preliminary & Final Major Subdivision to create 4 lots

7. **SP 2088** (No Variance Requested)
Applicant: Yeshiva Mayan Hatorah
Location: Milton Avenue
 Block 104 Lots 23.01, 24, & 34
 Preliminary & Final Major Site Plan for a new school building with dormitory rooms

8. **SD 1982** (Variance Requested)
Applicant: 1260 ECL, LLC
Location: County Line Road
 Block 187 Lot 100
 Preliminary & Final Major Subdivision to create 4 lots and a cul-de-sac

9. **SD 1983** (Variance Requested)
Applicant: Hendi Friedman
Location: Towers Street
 Block 855.03 Lot 25
 Minor Subdivision to create 2 lots

10. **SD 1984** (Variance Requested)
Applicant: Hendi Friedman
Location: East Spruce Street
 Block 855.02 Lot 30
 Minor Subdivision to create 2 lots

11. **SD 1987** (No Variance Requested)
Applicant: Fourth Street Properties, LLC
Location: Cross Street
 Block 434 Lots 1 & 2
 Preliminary and Final Major Subdivision to create 7 lots

7. PUBLIC PORTION

- **SD 1962 – Hudson Street:** Clarification on the requested and approved lot coverage percentage
- **SP 2025AA – Neiman Road:** Request to post bond instead of install curb and sidewalk, as a full site plan application is forthcoming
- **SP 1839 – 401 Madison LLC:** Request to allow multiple tenants

8. PUBLIC PORTION

9. APPROVAL OF MINUTES

- Minutes from the October 21, 2014 Planning Board Meeting
- Minutes from the October 28, 2014 Planning Board Meeting

10. APPROVAL OF BILLS

11. ADJOURNMENT

***The public is advised that the Board has the authority to hold plan review and public hearing for any project in one meeting. This agenda is a draft agenda and is subject to change before and during the meeting as deemed appropriate by the Board.**